



TOWN OF AMENIA

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Planning Board Meeting July 3rd, 2014

Present:

Norm Fontaine- Chair
Anthony Robustelli
Bill Kroeger
John Stefanopoulos

Consultants:

George Janes-Visuals
Julie Mangarillo – Engineer

Absent:

Peter Clair
Nathan Roy

Motion to open meeting

Digrazia-Morey- lot line change

Kirk Horton represented Digrazia-Morey. Morey would like approval from the planning board to adjust his lot line from approximately 10 acres and add 40 more from the Digrazia property. No new structures would be built. Morey has an existing structure on his land. 8 acres of the Digrazia property are assessed to him but not in his deed. Chairman Fontaine expressed his concern with the board approving a lot line change that may be someone else's property. Attorney Dave Everett will be contacted on how to proceed. Public hearing will be contingent on attorney response.

Smithfield Valley

Julie Mangarillo reviewed where Smithfield Valley stands with their correspondence to her review and comments. Rhoda Kennedy has submitted the SWPPP to the DOH and is awaiting their comments. Once received, it will be submitted to Ms. Mangarillo.

George Janes reviewed the criteria and the 6 standards of the SPO. He then discussed the visibility from Smithfield Valley Rd and Separate Rd. Chairman Fontaine acknowledged that the visibility of the home from Separate Rd will be a 1 ½ mile from site.

George Janes reviewed his comments on the calculations of the building area in the SPO. A recalculation is necessary to determine the magnitude of the SPO waiver. George Janes reflected upon which SPO's need waivers, the size of the waivers, and why they are important to the planning board. Chairman Fontaine read in the last section of the SPO section. Question was posed by Chairman if each standard (6) needed to be addressed. This should be under the advisement of Attorney Everett.

Ms. Mangarillo asked if the colors of the home are stated on the site plan. The answer from Rhoda was yes.

A justification for a waiver needs to be submitted. Julie Mangarillo will need a complete SWPPP. Information will be circulated to the county. Chairman Fontaine will address code matters with Attorney Everett.

Tamarack

John Belyea from Rennia Design represented Tamarack.

Mr. Belyea expressed that Tamarack submittals were complete with minor adjustments requested by consultants and board that would be addressed. He requested the board move toward a public hearing.

Ms. Mangarillo referred back to her comment memo regarding fire department access.

A letter from the fire department was read in by Chairman Fontaine. Ms. Mangarillo questioned if the fire department wanted a dry pipe in the Wassaic Creek. Mr. Belyea was not familiar with the approach that would be taken, and will refer back to Rich Rennia. A more specific procedure was requested by Ms. Mangarillo to establish if DEC permits would be necessary. Mr. Belyea did not think a disturbance permit would be needed, but will refer this matter to Rich Rennia. If matters are addressed in a timely fashion a public hearing may be scheduled for August. This matter does not need to be submitted to the county. There is no disturbance 500ft or less to entrance.

Ms. Mangarillo discussed the matter of vernal pools in the area. Mr. Belyea responded that the owner has contacted Hudsonia to address that matter.

A public hearing date was not set.

Silo Ridge

Chairman Fontaine read in the resolution for the reclamation bond. The reclamation bond will stand at 80,000 dollars.

Motion made to adopt resolution- 2nd.

Typo error was corrected on #5. Roll call – all in favor.

George Janes reviewed unmitigated simulations and mitigated simulations that are in the finding statement. The outline for his presentation was to inform the board of the rational basis for the requirement of the mitigated/unmitigated views, also do establish if the project has changed enough to make this a process no longer relevant. George Janes read in a statement regarding the text that needs to reflect the action in the photo simulation from the FEIS.

Pictures were shown to represent visuals with and without screens. Discussed if screens would even be necessary.

Silo Ridge will be providing mitigated and unmitigated views for viewpoints 1,2 &3. The board discussed the hedges that may be placed in viewpoints 1,2 &3.

Chairman Fontaine requested a site visit for the board to gather a different perspective than what the maps show.

George Janes stated that the hedges are an important mitigation of the visual impacts of the EIS. If the board decides against the hedges at the scenic viewpoints a legal approach will have to be made. Chairman Fontaine was in understanding of the process.

George Janes overviewed his technical review with the board. Grading, missing elements for scenic and camera match.

Pedro Torres submitted new visuals that addressed the majority of George Janes concerns.

Mr. Torres presented the process of visual simulation and how it can show inaccuracies. Mr. Torres stated that he is looking at the standards that are being applied by George Janes compared to the visual consultants of Silo Ridge. George Janes finds the pixilation was a minor issue. He also discusses his memo in which he states consists of a majority of pictures. Mr. Janes has summarized what is material to the project.

Silo presented the board with updated submissions and all the information that was included. All information was sent to consultants also. The visual reviews will be submitted at a later date. A copy will be sent to the library.

Also included are the estate home guidelines (info for the building inspector). He will receive individual site plans for each home. If owner does not comply with guidelines they will need to go through Silo board then town planning board approval. A question was posed on private community complying with zoning law. This will be addressed to Attorney D. Everett.

Silo is looking to move forward to a public hearing. Consultants need to review new submission before moving forward. Ms. Mangarillo noted that the final water and sewer won't be done until the end of the month. Profile of water and sewer should be done next week and will be submitted to Ms. Mangarillo. The board will revisit the motion for a public hearing first meeting in August.

Motion to Adjourn- All in favor. Meeting adjourned 8:50 pm

Respectfully submitted,



Larissa DeLango

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on _____, and are not to be construed as the final official minutes until so approved.

✓ approved as read 8/7/14

_____ approved with: deletions, corrections, and additions.